

Unit 1410 - Playa del Sol

1410 - 3500 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10445750
Status:	Active
Size:	1,821 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Direct Ocean
List Price:	\$1,050,000
List PPSF:	\$577
Valuated Price:	\$838,000
Valuated PPSF:	\$460

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

Building Information

Number of units:	370
Number of active listings for rent:	5
Number of active listings for sale:	13
Building inventory for sale:	3%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	14
Number of sales over the last 3 months:	7

Building Association Information

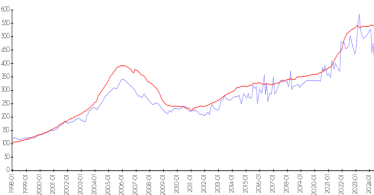
Playa Del Sol Condominium Association
(954) 565-2507

Recent Sales

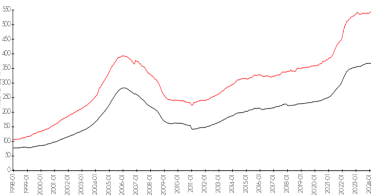
Unit #	Size	Closing Date	Sale Price	PPSF
1812	1,088 sq ft	Jul 2024	\$460,000	\$423
716	1,435 sq ft	Jul 2024	\$800,000	\$557
816	1,435 sq ft	Jun 2024	\$645,000	\$449
1212	1,649 sq ft	Jun 2024	\$750,000	\$455
2903	1,435 sq ft	May 2024	\$700,000	\$488
2103	1,435 sq ft	May 2024	\$825,000	\$575
212	1,649 sq ft	May 2024	\$625,000	\$379

Market Information

Playa del Sol vs Fort Lauderdale



Fort Lauderdale vs Broward



Playa del Sol: \$466/sq. ft.
Fort Lauderdale: \$545/sq. ft.

Fort Lauderdale: \$545/sq. ft.
Broward: \$349/sq. ft.

Inventory for Sale

Playa del Sol	4%
Fort Lauderdale	4%
Broward	4%



Avg. Time to Close Over Last 12 Months

Playa del Sol	72 days
Fort Lauderdale	82 days
Broward	70 days